HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Québec Highlights*

Canada Mortgage and Housing Corporation

Release Date: Spring 2009

Figure 1

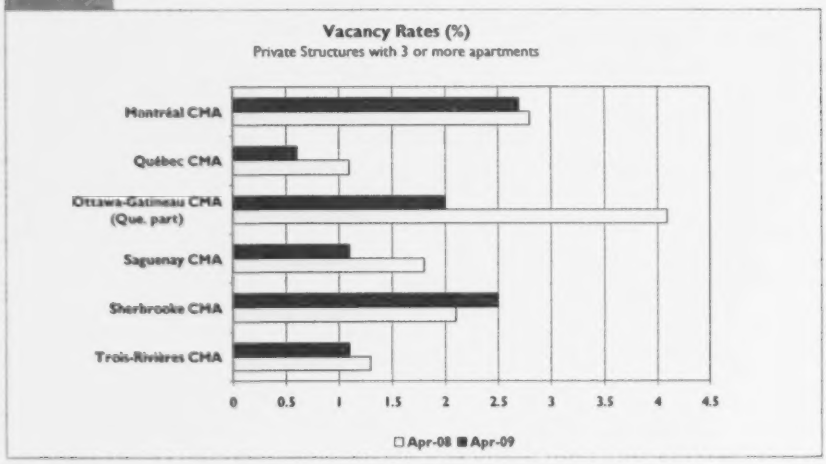
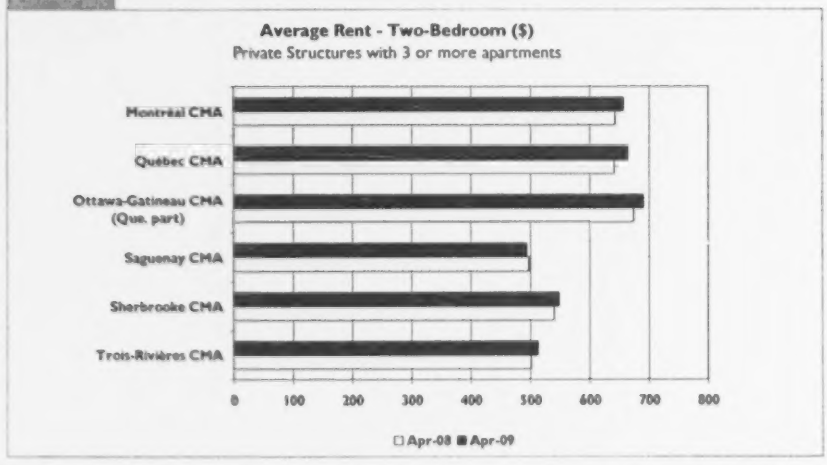


Figure 2



*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Highlights

- The average vacancy rate in urban centres reached 2.3 per cent in April 2009.
- For centres with 10,000 to 99,999 inhabitants, the vacancy rate was almost identical (2.4 per cent).
- Vacancy rates were lower in the case of larger apartment units.
- The average rent in existing structures increased by 3.4 per cent compared to 2008.
- The vacancy rate in the Montréal CMA reached 2.7 per cent, while the Québec area had the lowest vacancy rate (0.6 per cent) among the CMAs.
- Gatineau was the area where the vacancy rate decreased the most significantly.

Canada

CMHC SCHL

HOME TO CANADIANS

Notice to Readers

Since October 2008, rental apartment structures serving senior clients exclusively are excluded from the survey. For more information, see the Technical Notes section at the end of the report.

Situation Remains Stable in Quebec

According to the Rental Market Survey conducted in the spring by Canada Mortgage and Housing Corporation (CMHC), the average vacancy rate in privately initiated structures with three or more housing units in Quebec's urban centres (population of 10,000 and over) reached 2.3 per cent in April. This result, which was comparable to the rate observed at the same time last year, naturally reflects the overall situation in centres with 100,000 inhabitants (that is, census metropolitan areas, or CMAs).

For the other urban agglomerations (centres with 10,000 to 99,999 inhabitants), the survey results revealed an almost identical vacancy rate (2.4 per cent), also showing stable market conditions in comparison with the spring of 2008. However, results were more variable on an individual basis.

The picture of the market according to apartment size was fairly uniform across the province and had not changed since the last two spring surveys, as the market was still tighter in the case of larger apartments. In fact, the vacancy rates were significantly lower for two-bedroom and three-bedroom apartments.

The average rent in existing structures increased by 3.4 per cent compared to 2008. As for the availability rate, a trend similar to that of the vacancy rate was observed.

According to the survey results, the vacancy rate in the Montréal CMA reached 2.7 per cent in April. As in previous years, few new rental housing units were added to the market, and demand stayed strong thanks to sustained net migration. Like for the overall provincial rental market, the Montréal area market was tighter in the case of larger dwellings.

The Québec area had the lowest vacancy rate (0.6 per cent) among the CMAs. Market conditions stayed very tight as a result of the low volume of rental housing construction and a vigorous demand. The Québec CMA economy – particularly, the creation of part-time jobs – and net migration remained strong, which helped to support demand for rental housing.

In the Saguenay CMA, the vacancy rate reached 1.1 per cent in April 2009. Compared to the other CMAs across Quebec, Saguenay had one of the tightest rental markets. The small proportion of vacant units resulted from the higher rate of household formation in the area and the growth in part-time employment, factors that played a key role. The limited increase in the supply of new rental housing units also contributed to the tightening of the market.

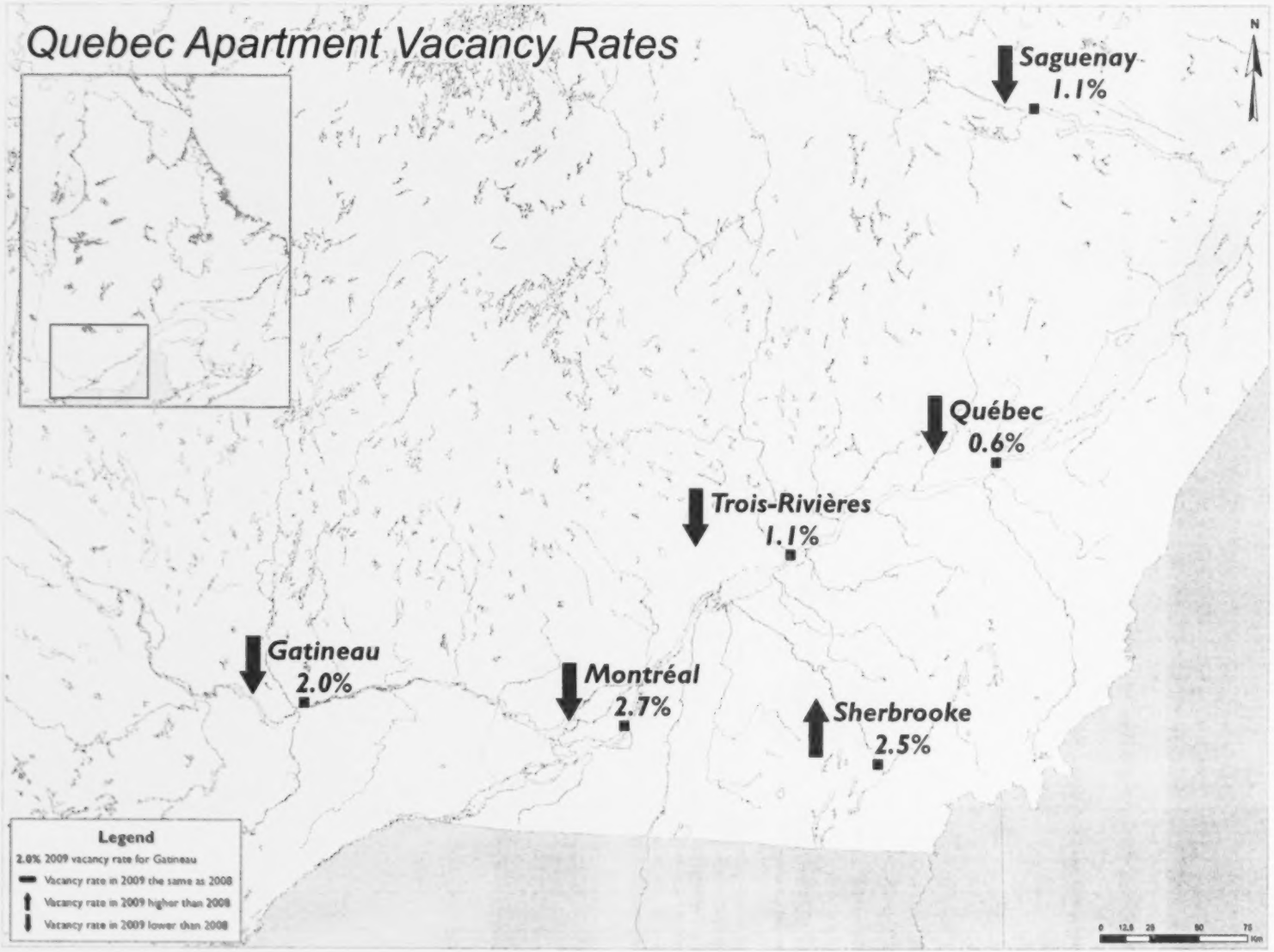
The Trois-Rivières CMA rental market remained tight, as the vacancy rate stood at 1.1 per cent in April. Even though many rental dwellings have been built in the CMA in recent years, demand stayed strong, fuelled by significant net migration. The greater supply was barely sufficient to meet demand, which kept the vacancy rate low.

The vacancy rate reached 2.5 per cent in the Sherbrooke CMA. Even though net migration was high, demand slowed in this area, likely on account of the homeownership trend and a less favourable labour market for young people.

Across Quebec, Gatineau was the area where the vacancy rate decreased the most significantly. A robust job market – especially for young people – favoured the formation of renter households (among both the local population and newcomers), which fuelled demand. However, this demand came up against a stagnant supply. In fact, few rental dwellings were added to the housing stock.

Caution

In our analysis, we have deliberately avoided making comparisons between the results of the April 2008 rental market survey and the October 2007 survey. A key reason for this is that changes in rents, vacancy rates, and availability rates between the spring and the fall may not be solely attributable to changes in rental market conditions; they could also reflect seasonal factors. For example, if more people tend to move in the spring than in the fall, it could have an impact on both vacancy and availability rates, as well as the level of rents. Alternatively, in centres where there are a significant number of university students, vacancy and availability rates could be higher in the spring if students move home for the summer.


Quebec Apartment Vacancy Rates
N
Saguenay
1.1%
Québec
0.6%
Trois-Rivières
1.1%
Gatineau
2.0%
Montréal
2.7%
Sherbrooke
2.5%
Legend
2.0% 2009 vacancy rate for Gatineau
Vacancy rate in 2009 the same as 2008
Vacancy rate in 2009 higher than 2008
Vacancy rate in 2009 lower than 2008
0 12.5 25 50 75
Km

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1.1.1_1 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Ottawa-Gatineau CMA (Que. part)	3.8 c	1.7 c	6.3 c	1.8 c	3.4 c	2.3 b	2.7 c	1.3 a	4.1 c	2.0 c
Montréal CMA	5.6 c	4.9 c	3.1 c	3.2 c	2.2 c	1.8 b	1.3 a	2.6 c	2.8 c	2.7 c
Québec CMA	3.6 c	1.1 c	1.4 c	1.2 c	0.6 c	0.4 a	0.7 b	0.3 b	1.1 c	0.6 c
Saguenay CMA	1.2 c	**	2.2 c	1.6 c	1.8 c	0.6 a	1.3 a	0.8 c	1.8 c	1.1 c
Sherbrooke CMA	4.5 c	5.4 c	3.3 c	3.0 c	1.3 c	1.9 b	1.3 a	2.5 c	2.1 c	2.5 c
Trois-Rivières CMA	3.5 c	**	2.1 c	1.7 c	0.8 c	0.5 a	0.3 b	1.0 c	1.3 c	1.1 c
Québec CMAs	**5.2 b**	**4.7 c**	**3.0 c**	**2.9 a**	**1.9 a**	**1.6 a**	**1.2 a**	**2.1 c**	**2.5 c**	**2.3 c**
Québec CA 50,000-99,999	**6.6 c**	**6.9 c**	**3.3 c**	**3.9 c**	**1.7 b**	**1.5 a**	**1.5 a**	**1.9 b**	**2.4 a**	**2.4 a**
Québec CA 10,000-49,999	**3.1 b**	**2.9 c**	**3.8 a**	**2.6 a**	**1.8 a**	**2.2 a**	**1.3 a**	**2.1 a**	**2.4 a**	**2.3 a**
Québec 10,000+	**5.2 b**	**4.7 c**	**3.0 b**	**2.9 a**	**1.9 a**	**1.6 a**	**1.2 a**	**2.1 b**	**2.5 a**	**2.3 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2_1 Private Apartment Average Rents ($) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Ottawa-Gatineau CMA (Que. part)	496 c	503 c	572 c	577 c	674 c	690 c	762 c	786 c	652 c	667 c
Montréal CMA	489 c	494 c	587 c	600 c	643 c	656 c	767 c	811 c	621 c	637 c
Québec CMA	444 c	479 c	553 c	574 c	641 c	664 c	773 c	802 c	621 c	651 c
Saguenay CMA	350 c	344 c	405 c	423 c	497 c	494 c	526 c	538 c	473 c	476 c
Sherbrooke CMA	371 c	372 c	435 c	445 c	540 c	548 c	642 c	659 c	521 c	533 c
Trois-Rivières CMA	348 c	347 c	410 c	411 c	501 c	512 c	532 c	555 c	477 c	488 c
Québec CMAs	**479 c**	**487 c**	**570 c**	**582 c**	**632 c**	**646 c**	**742 c**	**778 b**	**611 c**	**628 c**
Québec CA 50,000-99,999	**366 c**	**369 c**	**424 c**	**440 c**	**516 c**	**526 c**	**562 c**	**560 c**	**499 c**	**503 c**
Québec CA 10,000-49,999	**355 c**	**363 c**	**406 c**	**415 c**	**489 c**	**502 c**	**537 c**	**552 c**	**468 c**	**480 c**
Québec 10,000+	**471 c**	**478 c**	**554 c**	**565 c**	**615 c**	**629 c**	**710 c**	**741 c**	**595 c**	**611 c**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
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1.1.3_1 Number of Private Apartment Units Vacant and Universe in April 2009 by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Ottawa-Gatineau CMA (Que. part)	15	868	90	5,070	240	10,656	40	2,962	384	19,556
Montréal CMA	2,679	54,133	4,125	127,090	3,829	217,882	1,333	51,652	11,966	450,756
Québec CMA	37	3,463	226	19,473	148	38,813	35	10,134	445	71,883
Saguenay CMA	**	276	37	2,258	24	3,800	11	1,417	86	7,752
Sherbrooke CMA	113	2,079	217	7,319	322	16,531	142	5,743	793	31,671
Trois-Rivières CMA	**	615	73	4,285	40	7,542	36	3,662	169	16,104
Québec CMAs	**2,878**	**61,433**	**4,767**	**165,494**	**4,603**	**295,224**	**1,595**	**75,570**	**13,843**	**597,722**
Québec CA 50,000-99,999	**122**	**1,762**	**315**	**8,136**	**269**	**17,674**	**128**	**6,633**	**834**	**34,205**
Québec CA 10,000-49,999	**93**	**3,160**	**296**	**11,280**	**534**	**24,304**	**166**	**7,860**	**1,089**	**46,604**
Québec 10,000+	**3,093**	**66,355**	**5,379**	**184,911**	**5,406**	**337,202**	**1,889**	**90,063**	**15,766**	**678,531**

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Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Ottawa-Gatineau CMA (Que. part)	4.1	2.5	6.8	2.7	3.7	3.1	3.3	1.8	4.5	2.8
Montréal CMA	8.2	7.6	6.5	6.5	5.2	4.7	3.4	4.5	5.8	5.6
Québec CMA	10.0	3.4	5.7	4.9	3.9	2.6	5.4	1.6	5.1	3.1
Saguenay CMA	1.6	**	5.9	8.4	6.0	6.2	5.4	5.0	5.6	6.7
Sherbrooke CMA	7.3	10.7	6.8	7.9	4.8	6.2	4.2	7.1	5.4	7.0
Trois-Rivières CMA	5.8	**	4.7	9.7	3.5	5.0	3.3	4.9	4.0	6.6
Québec CMAs	**8.1**	**7.5**	**6.4**	**6.4**	**4.9**	**4.5**	**3.8**	**4.2**	**5.6**	**5.3**
Québec CA 50,000-99,999	**	**8.9**	**7.8**	**7.4**	**6.7**	**4.9**	**5.8**	**5.4**	**7.4**	**5.8**
Québec CA 10,000-49,999	**7.0**	**5.2**	**6.8**	**5.2**	**4.0**	**4.6**	**3.2**	**4.2**	**4.8**	**4.7**
Québec 10,000+	**8.3**	**7.4**	**6.5**	**6.4**	**4.9**	**4.5**	**3.9**	**4.3**	**5.6**	**5.3**

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Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
Ottawa-Gatineau CMA (Que. part)	**	2.2	2.6	1.3	2.3	++	++	1.9	2.3	1.3
Montréal CMA	**	4.0	++	4.6	**	3.5	++	3.4	**	4.0
Québec CMA	4.2	++	2.6	**	2.5	2.1	3.8	++	3.1	2.2
Saguenay CMA	++	**	++	4.3	**	**	4.2	**	2.0	2.2
Sherbrooke CMA	4.2	++	5.2	++	4.9	**	5.0	++	4.9	1.6
Trois-Rivières CMA	++	**	++	3.0	1.2	3.3	++	2.5	++	2.8
Québec CMAs	**5.9**	**3.6**	******	**4.0**	**3.7**	**3.1**	**2.5**	**2.7**	**2.7**	**3.5**
Québec CA 50,000-99,999	**++**	**++**	**2.9**	**3.0**	**3.3**	**2.5**	**4.3**	******	**3.7**	**2.1**
Québec CA 10,000-49,999	**3.1**	**4.3**	**2.5**	**2.4**	**2.2**	**2.1**	**2.8**	**2.5**	**2.5**	**2.1**
Québec 10,000+	**5.7**	**3.6**	******	**3.9**	**3.6**	**3.0**	**2.6**	**2.6**	**2.7**	**3.4**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Amos CA	2.2	9.5	1.5	2.4	0.2	1.5	0.0	1.3	0.5	2.0
Rouyn-Noranda CA	1.6	**	1.3	1.5	0.7	0.6	0.5	0.0	0.9	0.9
Val d'Or	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2_2 Private Apartment Average Rents ($) by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Amos CA	326	329	355	366	447	454	498	506	437	446
Rouyn-Noranda CA	346	348	384	393	478	488	555	563	456	458
Val d'Or	346	326	376	391	460	472	539	558	452	462

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3_2 Number of Private Apartment Units Vacant and Universe in April 2009 by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Amos CA	4 c	45	5 b	223	7 a	492	3 a	237	20 a	997
Rouyn-Noranda CA	**	326	11 c	697	8 a	1,469	0 b	350	25 a	2,842
Val d'Or	0 c	238	0 b	583	0 a	916	0 b	669	0 b	2,406

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Amos CA	2.2 c	9.5 c	3.0 b	2.4 b	0.6 a	1.7 a	0.0 b	1.3 a	1.0 a	2.1 a
Rouyn-Noranda CA	1.6 c	**	1.3 a	1.7 a	0.7 a	0.6 a	0.5 b	0.0 b	0.9 a	0.9 a
Val d'Or	0.8 a	0.8 a	0.2 b	0.2 b	0.0 a	0.2 a	0.0 b	0.1 b	0.1 a	0.2 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
Amos CA	**	**	4.2	3.5	1.7	2.4	1.0	2.3	2.2	2.6
Rouyn-Noranda CA	3.5	8.1	3.4	3.6	2.6	4.7	++	4.6	3.4	3.0
Val d'Or	4.0	3.3	1.4	5.2	**	3.2	++	3.7	3.6	1.8

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Drummondville CA	**	11.0 d	5.2 d	4.6 d	3.4	2.8	2.5 c	3.0 d	4.2 d	4.0 d
Zone 1-Drummondville	**	10.9 d	5.2 d	4.6 d	3.4	2.8	2.4 c	3.0 d	4.2 d	4.0 d
Zone 2-Peripheral Sectors	**	**	**	**	1.8	4.4	4.2	**	3.0	3.8
Victoriaville CA	3.3	**	4.1 d	**	1.2	2.4	2.2	4.3 d	2.3 d	2.7

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2_3 Private Apartment Average Rents ($) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Drummondville CA	341	342	434	452	513	517	578	555	499	492
Zone 1-Drummondville	341	342	434	452	513	518	582	558	499	492
Zone 2-Peripheral Sectors	**	**	**	**	484	467	467	495	471	473
Victoriaville CA	319	296	372	384	463	476	531	544	446	461

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3_3 Number of Private Apartment Units Vacant and Universe in April 2009 by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Drummondville CA	67 c	609	100 c	2,203	87 b	3,112	53 c	1,763	307	7,687
Zone 1-Drummondville	66 c	604	100 c	2,200	84 c	3,037	51 d	1,689	301	7,530
Zone 2-Peripheral Sectors	**	**	**	**	3 d	75	**	73	6	157
Victoriaville CA	**	273	**	706	50 c	2,104	35 d	811	106	3,894

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Drummondville CA	**	13.3	**	6.4	10.6 c	6.5	9.8 d	7.2	10.8	7.2
Zone 1-Drummondville	**	13.2	**	6.3	10.6 c	6.4	9.6 d	7.4	10.8	7.1
Zone 2-Peripheral Sectors	**	**	**	**	8.8 d	9.3	13.9 d	3.6	11.3	7.6
Victoriaville CA	9.1	**	10.9	**	7.5 c	8.8	10.5 d	9.1	8.9	8.5

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
Drummondville CA	++	++	++	2.2 c	++	3.0 c	4.2 c	++	++	1.5 c
Zone 1-Drummondville	++	++	++	2.2 c	++	3.0 c	4.2 c	++	++	1.5 c
Zone 2-Peripheral Sectors	**	**	**	**	1.6 a	**	4.2 a	**	3.6 a	**
Victoriaville CA	**	++	2.7 c	++	++	++	**	++	1.6 c	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Montmagny City	5.7	**	2.5	2.6	2.1	1.3	3.2	0.0	2.7	1.5
Saint-Georges CA	2.0	**	4.8	1.8	1.1	**	**	**	2.5	**
Sainte-Marie City	0.0	5.9	0.0	4.6	0.0	3.2	0.0	0.0	0.0	3.2
Thetford Mines CA	0.0	**	0.6	6.3	0.4	4.4	0.5	3.0	0.4	4.8

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2_4 Private Apartment Average Rents ($) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Montmagny City	321	340	391	408	485	509	494	508	458	483
Saint-Georges CA	310	322	375	375	454	465	458	466	425	438
Sainte-Marie City	320	332	361	371	493	504	517	541	463	480
Thetford Mines CA	289	406	324	343	380	393	405	418	364	385

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3_4 Number of Private Apartment Units Vacant and Universe in April 2009 by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Montmagny City	**	27	3 c	122	5 c	417	0 b	59	10 b	624
Saint-Georges CA	**	38	10 c	563	**	1,181	**	236	**	2,017
Sainte-Marie City	2	36	9	185	19 b	586	0 b	134	30 b	942
Thetford Mines CA	**	76	18 c	281	23 b	532	6	187	52 b	1,076

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4_4 Private Apartment Avaliability Rates (%) by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Montmagny City	5.7	**	6.8 c	11.4 c	4.2 c	4.1	6.3	0.0	5.2 c	5.1
Saint-Georges CA	62.3	**	19.3 c	9.9 c	7.6 c	11.1 c	**	**	15.4 c	11.6 c
Sainte-Marie City	4.2	11.8	0.0	9.3 b	1.8 c	9.6 c	0.0	**	1.4 c	9.4 c
Thetford Mines CA	6.0	**	5.2	6.7 c	2.0 c	6.9 c	1.6	4.7	3.3	6.8 c

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
Montmagny City	++	**	++	4.0	0.8	3.3	2.7	3.1	1.1	3.2
Saint-Georges CA	**	**	**	++	1.2	0.9	**	++	1.8	1.2
Sainte-Marie City	2.0	**	1.0	++	2.5	1.9	3.1	1.5	1.4	1.9
Thetford Mines CA	++	**	3.0	2.3	2.1	2.3	2.4	3.1	2.5	2.1

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Baie-Comeau CA	5.4 a	3.7 a	6.3 a	2.0 a	7.1 a	2.9 a	3.6 a	5.9 c	6.1 a	3.2 a
Zone 1 - Secteur Mingan	6.9 a	4.8 a	5.5 a	0.9 a	7.1 a	2.1 c	1.8 a	3.7 c	5.7 a	2.2 a
Zone 2 - Secteur Marquette	0.0 a	0.0 a	7.3 a	3.1 c	7.1 a	3.8 b	5.2 a	7.8 c	6.6 a	4.2 a
Sept-Îles CA	4.2 a	4.1 a	1.4 a	2.6 b	0.8 a	0.5 a	1.1 a	0.9 a	1.4 a	1.6 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2_5 Private Apartment Average Rents ($) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Baie-Comeau CA	366 a	370 a	446 a	447 a	540 a	549 a	578 a	585 a	508 a	513 a
Zone 1 - Secteur Mingan	370 a	373 a	462 a	468 a	577 a	585 a	599 a	610 a	527 a	532 a
Zone 2 - Secteur Marquette	347 a	361 a	427 a	422 a	494 a	513 a	562 a	562 a	485 a	490 a
Sept-Îles CA	371 a	392 a	441 a	456 a	524 a	534 a	586 a	606 a	500 a	512 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3_5 Number of Private Apartment Units Vacant and Universe in April 2009 by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Baie-Comeau CA	3	87	9	440	17	596	14	239	43	1,362
Zone 1 - Secteur Mingan	3	67	2	233	6	308	4	114	16	721
Zone 2 - Secteur Marquette	0	21	6	208	11	288	10	125	27	641
Sept-Îles CA	10	233	18	701	5	981	4	490	37	2,405

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Baie-Comeau CA	13.5	4.9	10.2	4.0	10.2	4.9	5.7	6.3	9.6	4.8
Zone 1 - Secteur Mingan	17.2	6.4	9.4	3.7	9.4	5.5	3.5	3.7	9.1	4.7
Zone 2 - Secteur Marquette	0.0	0.0	11.2	4.3	11.2	4.1	7.5	8.7	10.1	4.9
Sept-Îles CA	4.2	4.1	1.6	2.7	0.8	0.5	1.1	1.1	1.4	1.6

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
Baie-Comeau CA	++	**	++	++	3.0 c	2.7	1.6 c	2.6 c	1.7 a	1.1
Zone 1 - Secteur Mingan	++	++	3.1	++	5.8	3.2	3.5	1.9 c	4.4	1.7
Zone 2 - Secteur Marquette	**	**	**	++	++	2.3	++	++	-1.4	++
Sept-Îles CA	2.7 b	4.9	++	3.2 c	1.5	++	1.1	3.0 b	1.9 b	1.9

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.1_6 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Gaspé City	0.0	4.0	0.6	0.0	0.0	0.0	0.0	0.0	0.2	0.2
Les Îles-de-la-Madeleine MU	**	**	1.9	1.0	2.7	2.0	0.0	**	2.2	1.5
Matane CA	4.3	3.7	3.7	4.7	1.7	1.5	1.7	0.0	2.7	2.6
Rimouski CA	0.3	0.7	1.8	0.4	0.7	0.5	0.7	0.3	1.0	0.4
Rivière-du-Loup CA	3.0	2.4	5.2	3.3	1.4	1.2	2.2	0.9	2.4	1.7

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2_6 Private Apartment Average Rents ($) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Gaspé City	356	365	423	428	498	504	529	532	475	482
Les Îles-de-la-Madeleine MU	**	**	504	509	558	565	727	695	543	547
Matane CA	343	345	390	404	464	489	491	517	429	449
Rimouski CA	392	418	470	485	582	591	595	640	525	546
Rivière-du-Loup CA	339	342	406	407	501	513	561	564	481	489

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3_6 Number of Private Apartment Units Vacant and Universe in April 2009 by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Gaspé City	1 a	26	0 b	168	0 b	238	0 b	119	1 a	551
Les Îles-de-la-Madeleine MU	**	**	1 a	103	3 a	150	**	12	4 a	272
Matane CA	5 c	140	21 b	439	8 a	563	0 b	189	34 a	1,332
Rimouski CA	5 b	627	5 b	1,330	10 b	2,303	2 b	615	22 a	4,875
Rivière-du-Loup CA	4 c	174	16 a	499	16 a	1,323	4 a	445	40 a	2,442

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4_6 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Gaspé City	0.0 a	4.0	0.6 a	0.0	0.4 a	0.0	0.0 b	0.0	0.4 a	0.2
Les Îles-de-la-Madeleine MU	**	**	1.9 a	1.0	4.0 a	2.7	0.0	**	2.9 a	1.9
Matane CA	7.1 a	7.4	4.4 a	5.7	2.6 a	3.3	2.3 a	0.6	3.7 a	4.1
Rimouski CA	0.3 b	4.8	2.6 a	1.4	1.0 a	1.5	0.7 a	1.9	1.4 a	1.9
Rivière-du-Loup CA	5.0 c	7.5	11.1 a	7.4	2.8 a	2.7	3.5 a	4.1	4.8 a	4.2

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5_6 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
Gaspé City	0.9	**	0.9	1.4	1.2	1.4	1.5	1.4	1.2	1.4
Les Îles-de-la-Madeleine MU	n/u	**	n/u	1.0	n/u	++	n/u	**	n/u	1.4
Matane CA	5.5	2.8	4.1	2.9	4.1	3.7	3.5	4.3	4.5	3.1
Rimouski CA	++	4.4	2.6	3.6	**	3.4	++	4.1	++	4.4
Rivière-du-Loup CA	3.7	++	3.5	1.5	1.5	2.3	2.5	1.8	2.3	1.8

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.1_7 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Alma CA	**	**	12.3 a	1.6 c	3.7 a	2.4 b	0.3 a	0.0 b	5.1 b	2.1 b
Zone 1 - Alma South	**	**	19.5 a	2.0 c	2.0 b	2.4 b	0.6 a	0.0 b	5.9 a	2.5 b
Zone 2 - Alma North	**	**	2.9 c	**	5.9 a	2.3 b	0.0 a	0.0 a	4.1 a	1.7 b
Dolbeau-Mistassini CA	17.6 a	**	9.9 a	5.7 c	5.6 a	7.1 a	2.5 a	3.5 b	6.6 a	6.5 a
Zone 1 - Dolbeau	15.3 a	**	5.9 a	**	5.2 a	7.1 a	2.0 a	5.2 b	5.3 a	6.6 b
Zone 2 - Mistassini	**	40.0	25.0 a	3.2 c	6.4 a	7.0 a	3.3 a	0.0 a	9.4 a	6.2 a
Roberval City	0.0 a	0.0 a	2.6 a	7.8 a	1.0 a	1.9 a	0.0 a	1.3 a	1.2 a	3.1 a
Saint-Félicien City	6.1 a	0.0 a	4.9 b	1.0 a	4.8 a	4.2 a	6.5 a	3.3 a	5.2 a	3.2 b

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2_7 Private Apartment Average Rents ($) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Alma CA	316 b	296 b	358 a	363 a	430 a	435 a	460 a	478 a	424 a	431 a
Zone 1 - Alma South	317 b	297 b	366 a	371 a	449 a	457 a	465 a	502 a	436 a	447 a
Zone 2 - Alma North	**	288 b	346 b	352 a	407 a	411 a	454 a	457 a	408 a	414 a
Dolbeau-Mistassini CA	290 b	278 b	328 a	351 a	415 a	422 a	458 a	469 a	399 a	416 a
Zone 1 - Dolbeau	**	276 b	321 a	354 a	437 a	444 a	482 a	485 a	408 a	435 a
Zone 2 - Mistassini	**	**	367 a	345 a	375 a	379 a	409 a	429 a	379 a	379 a
Roberval City	**	**	346 a	359 a	428 a	439 a	481 a	500 a	416 a	431 a
Saint-Félicien City	321 a	335 a	360 a	366 a	431 a	440 a	504 a	505 a	420 a	431 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3_7 Number of Private Apartment Units Vacant and Universe in April 2009 by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Alma CA	**	30	4	268	25	1,065	0	377	37	1,740
Zone 1 - Alma South	**	26	3	156	13	558	0	173	23	912
Zone 2 - Alma North	**	4	**	111	12	508	0	205	14	828
Dolbeau-Mistassini CA	**	14	5	93	26	365	3	88	36	560
Zone 1 - Dolbeau	**	9	**	62	17	237	3	59	24	367
Zone 2 - Mistassini	2	5	1	31	9	128	0	29	12	193
Roberval City	0	8	9	116	6	308	1	76	16	508
Saint-Félicien City	0	27	1	102	13	310	2	60	16	499

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4_7 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Alma CA	**	**	20.6	10.2	8.6	7.6	7.1	8.8	11.1	8.6
Zone 1 - Alma South	**	**	30.1	13.9	6.6	9.2	7.1	**	12.2	10.0
Zone 2 - Alma North	**	**	8.0	**	11.0	5.7	**	**	9.6	7.1
Dolbeau-Mistassini CA	17.6	**	9.9	6.8	5.6	8.8	2.5	3.5	6.6	8.0
Zone 1 - Dolbeau	15.3	**	5.9	**	5.2	9.4	2.0	5.2	5.3	8.4
Zone 2 - Mistassini	**	40.0	25.0	6.5	6.4	7.8	3.3	0.0	9.4	7.3
Roberval City	0.0	0.0	2.6	7.8	1.0	1.9	0.0	1.3	1.2	3.1
Saint-Félicien City	6.1	0.0	4.9	1.0	5.2	4.2	8.2	3.3	5.6	3.2

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5_7 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
Alma CA	**	**	++	++	2.1 c	1.7 c	**	**	2.0 c	1.5 c
Zone 1 - Alma South	**	**	**	1.5 d	2.2 c	1.7 c	++	++	2.5 c	1.5 c
Zone 2 - Alma North	**	**	**	**	2.0 c	1.6 c	3.5 c	++	++	**
Dolbeau-Mistassini CA	**	**	++	++	3.4 d	1.4 c	3.6 c	2.3 c	3.6 d	1.3 c
Zone 1 - Dolbeau	**	**	++	**	4.2 d	++	3.3 c	2.3 c	4.0 d	1.3 c
Zone 2 - Mistassini	**	**	**	-0.3 c	**	2.1 c	**	**	2.8 c	1.1 c
Roberval City	**	**	++	5.5 c	0.6 b	3.6 c	++	3.5 c	++	3.0 c
Saint-Félicien City	**	**	**	3.6 d	3.9 b	0.9 b	7.3 c	++	4.5 b	1.7 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.1_8 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Joliette CA	**	**	5.4 c	2.1	2.2	1.2	1.7	0.8	3.3 c	1.3
Joliette	**	**	**	2.8	2.4	1.6	2.4	1.2	4.2 d	1.9
St-Charles-Borromée/N.-D.-des-Pr	2.0	0.0	3.5	0.0	2.0	0.8	0.6	0.0	2.0	0.6
Lachute CA	3.8	11.6	1.5	1.6	1.3	0.8	1.5	1.8	1.8	1.8
Mont-Laurier City	**	1.1	2.6	2.0	1.8	0.4	**	2.3	2.4	1.2
Prévost City	**	**	5.0	0.0	5.7	**	0.0	**	4.5	0.0
Rawdon MU	0.0	**	1.3	3.8	0.5	1.0	0.0	4.0	0.6	2.1
Saint-Lin-des-Laurentides City	**	**	3.1	0.0	1.9	2.0	2.3	4.1	2.2	1.9
Sainte-Adèle City	0.0	0.0	0.0	3.1	0.0	0.5	0.0	**	0.0	1.4
Sainte-Sophie MU	**	**	0.0	**	0.0	**	0.0	16.2	0.0	**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2_8 Private Apartment Average Rents ($) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Joliette CA	385	381	430	434	546	548	591	598	519	525
Joliette	387	388	428	434	529	530	606	617	500	513
St-Charles-Borromée/N.-D.-des-Pr	350	337	436	433	563	565	572	563	545	542
Lachute CA	350	351	398	417	478	508	528	538	459	481
Mont-Laurier City	314	370	384	404	473	475	510	507	431	445
Prévost City	n/u	**	491	492	543	523	634	640	529	518
Rawdon MU	365	389	397	393	505	505	559	565	486	485
Saint-Lin-des-Laurentides City	**	**	406	413	526	552	577	597	508	533
Sainte-Adèle City	381	418	473	483	561	577	613	624	536	551
Sainte-Sophie MU	**	**	418	402	450	514	**	577	436	482

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3_8 Number of Private Apartment Units Vacant and Universe in April 2009 by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Joliette CA	**	227	20 c	944	32 a	2,634	7 d	832	61 a	4,636
Joliette	**	192	20 c	688	21 c	1,300	7 d	542	51 c	2,722
St-Charles-Borromée/N.-D.-des-Pr	0	35	0	256	11 d	1,334	0 c	290	11 b	1,914
Lachute CA	5 b	46	3 c	198	3 a	420	2 c	122	14 b	787
Mont-Laurier City	1 a	92	8 c	420	2 a	524	3 c	137	15 a	1,173
Prévost City	**	**	0 c	47	**	23	**	13	0 c	85
Rawdon MU	**	11	3 c	84	2 a	211	2 a	53	7 b	358
Saint-Lin-des-Laurentides City	**	**	0 c	60	4 a	213	2 a	51	6 a	329
Sainte-Adèle City	0	25	5 c	159	1 b	282	**	85	8 a	551
Sainte-Sophie MU	**	**	**	15	**	38	1 a	7	**	66

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4_8 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Joliette CA	**	**	**	3.4 d	3.5 c	3.2 b	1.9 c	2.1 b	4.3 b	3.0 b
Joliette	**	**	**	4.3 d	4.0 c	3.6 c	2.8 c	3.0 b	5.3 b	3.6 b
St-Charles-Borromée/N.-D.-des-Pr	2.0	0.0	5.1 c	**	3.0 c	2.8 b	0.6 b	0.6 b	2.9 b	2.1 b
Lachute CA	5.0	11.6	6.4 b	5.4 b	11.6 a	9.0 b	7.0 b	8.8 b	8.5 b	8.2 b
Mont-Laurier City	**	5.7	8.7 c	7.7 b	10.0 d	5.0 b	**	5.3 b	9.0 b	6.1 b
Prévost City	**	**	20.0 d	**	8.6 a	**	0.0 a	**	12.5 b	**
Rawdon MU	0.0 a	**	2.6 c	5.1 c	1.5 a	3.5 b	0.0 a	6.0 b	1.4 a	4.4 b
Saint-Lin-des-Laurentides City	**	**	4.7 c	1.8 b	7.6 a	5.4 b	4.7 a	6.1 b	6.5 a	4.8 b
Sainte-Adèle City	**	0.0	**	8.5 b	5.3 c	5.5 b	4.7 c	**	4.1 b	5.6 b
Sainte-Sophie MU	**	**	4.0 d	**	0.0 a	**	0.0 a	16.2 b	1.6 a	**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5_8 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
Joliette CA	++	++	3.7	++	++	++	++	3.6	**	++
Joliette	++	**	4.3	++	**	++	++	3.4	**	++
St-Charles-Borromée/N.-D.-des-Pr	**	**	++	++	++	++	++	**	++	++
Lachute CA	++	++	4.2	1.6	3.5	2.8	3.4	1.7	3.4	2.2
Mont-Laurier City	n/u	**	n/u	6.3	n/u	++	n/u	++	n/u	2.6
Prévost City	n/u	**	n/u	++	n/u	++	n/u	**	n/u	++
Rawdon MU	n/u	**	n/u	++	n/u	2.6	n/u	3.9	n/u	3.1
Saint-Lin-des-Laurentides City	**	**	++	++	3.9	3.2	3.4	3.2	2.6	3.4
Sainte-Adèle City	n/u	**	n/u	**	n/u	2.6	n/u	**	n/u	4.8
Sainte-Sophie MU	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.1_9 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Cowansville CA	5.3 c	17.4	4.4 b	4.3 c	3.6 c	3.2 c	0.6 a	1.9 c	3.2 b	3.8 b
Granby CA	4.7 c	**	**	3.2 c	0.8 d	0.6 a	**	**	1.5 c	1.5 a
Saint-Hyacinthe CA	**	**	2.5 **		0.8 d	0.9 a	0.0 c	**	1.3 c	1.2 c
Saint-Jean-sur-Richelieu CA	**	**	0.9	2.4 c	0.4 b	1.1 a	0.4 b	**	1.0 c	1.5 c
Zone 1 - Saint-Jean	**	**	0.9	2.3 c	0.5 b	0.7 a	0.4 b	**	0.7 c	1.3 c
Zone 2 - Iberville	**	**	0.0	**	0.0 c	**	0.0 d	0.0	**	**
Zone 3 - Saint-Luc	**	**	**	0.0 d	0.0 c	0.0 c	0.5 b	**	**	0.5 b
Salaberry-de-Valleyfield CA	4.1 d	0.0	3.1	5.1 d	2.3 c	3.9 c	2.2 c	2.1 d	2.7 b	3.7 b
Sorel-Tracy CA	**	2.6	**	4.4 c	2.5 b	2.9 b	1.5 a	3.2 c	4.0 b	3.2 b
Zone 1 - Sorel	**	**	**	4.6 c	3.0 b	3.0 c	0.0 c	0.0	5.5 c	3.0 c
Zone 2 - Peripheral Sectors	3.2 c	4.6	4.2	4.2 c	1.9 b	2.7 c	1.8 c	3.8 c	2.5 b	3.4 c

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2_9 Private Apartment Average Rents ($) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Cowansville CA	326	321	393	402	485	499	514	534	465	473
Granby CA	372	369	436	448	529	550	591	579	497	520
Saint-Hyacinthe CA	394	409	426	457	530	536	590	606	512	515
Saint-Jean-sur-Richelieu CA	368	389	431	446	562	570	604	626	545	553
Zone 1 - Saint-Jean	368	390	432	447	537	566	582	629	520	546
Zone 2 - Iberville	n/s	**	419	433	579	531	**	524	571	517
Zone 3 - Saint-Luc	n/s	**	421	458	680	648	669	642	669	637
Salaberry-de-Valleyfield CA	386	386	423	434	495	536	519	555	471	507
Sorel-Tracy CA	362	327	389	393	452	466	525	527	447	454
Zone 1 - Sorel	**	310	387	377	459	473	509	524	449	455
Zone 2 - Peripheral Sectors	362	342	390	403	442	456	529	527	445	454

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3_9 Number of Private Apartment Units Vacant and Universe in April 2009 by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Cowansville CA	13 c	74	18 c	424	25 c	785	6	342	63 b	1,626
Granby CA	**	357	58 d	1,835	25 a	4,239	**	903	109 a	7,333
Saint-Hyacinthe CA	**	442	**	1,761	30 a	3,363	**	862	78 a	6,427
Saint-Jean-sur-Richelieu CA	**	271	35 c	1,430	49 a	4,579	**	1,804	118 a	8,083
Zone 1 - Saint-Jean	**	254	30 c	1,313	24 a	3,428	**	1,265	84 a	6,260
Zone 2 - Iberville	**	**	**	91	**	570	0	107	**	777
Zone 3 - Saint-Luc	**	**	0 d	26	0 c	581	**	431	5 b	1,046
Salaberry-de-Valleyfield CA	0 d	110	27 a	529	43 a	1,104	7	333	77 a	2,076
Sorel-Tracy CA	3	108	25 a	570	51 b	1,780	11	346	90 b	2,805
Zone 1 - Sorel	**	47	10 d	209	30 c	1,011	0	57	40 a	1,323
Zone 2 - Peripheral Sectors	3	62	15 a	361	21 c	769	11	290	50 a	1,482

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
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Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4_9 Private Apartment Availability Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Cowansville CA	5.3	20.3	4.9	9.7	4.0	7.0	1.5	3.8	3.8	7.6
Granby CA	11.1	**	5.3	10.2	4.5	6.9	**	6.0	5.7	7.7
Saint-Hyacinthe CA	**	**	9.5	4.8	7.3	2.5	3.5	3.4	8.7	3.2
Saint-Jean-sur-Richelieu CA	**	**	3.3	6.7	2.8	3.8	2.4	4.6	3.2	4.7
Zone 1 - Saint-Jean	**	**	3.3	**	3.3	3.9	1.4	5.4	2.9	5.0
Zone 2 - Iberville	**	**	0.0	**	**	**	0.0	0.0	3.5	5.7
Zone 3 - Saint-Luc	**	**	**	**	0.6	**	5.4	**	4.5	2.1
Salaberry-de-Valleyfield CA	4.1	0.0	3.6	5.1	2.4	3.9	2.6	2.1	2.9	3.7
Sorel-Tracy CA	**	3.7	**	7.3	2.7	4.5	1.5	4.7	4.2	5.1
Zone 1 - Sorel	**	**	**	8.7	3.0	5.4	0.0	**	5.7	5.9
Zone 2 - Peripheral Sectors	**	4.6	4.2	**	2.2	3.3	1.8	4.3	2.8	4.3

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5_9 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
Cowansville CA	**	++	++	3.6 c	4.1 c	3.4 c	12.1 c	2.1 c	3.8 c	2.3 c
Granby CA	3.9 d	**	3.4 c	++	3.4 b	1.1 c	3.2 c	1.0 c	4.0 b	++
Saint-Hyacinthe CA	**	++	4.1 c	4.5 c	**	**	3.7 d	**	3.4 c	3.0 c
Saint-Jean-sur-Richelieu CA	++	++	++	++	++	**	**	++	++	3.5
Zone 1 - Saint-Jean	++	++	++	++	++	**	**	++	++	4.3
Zone 2 - Iberville	**	**	**	**	**	++	**	**	**	++
Zone 3 - Saint-Luc	**	**	**	**	++	++	++	++	++	++
Salaberry-de-Valleyfield CA	**	**	4.1 c	++	**	**	2.2 c	++	2.6 c	3.2 c
Sorel-Tracy CA	**	**	5.0 c	++	5.0 b	1.9 c	6.4 b	++	5.1 a	2.0 c
Zone 1 - Sorel	**	**	4.7 c	++	5.3 c	2.5 c	**	**	5.3 b	2.2 c
Zone 2 - Peripheral Sectors	**	**	5.2 c	++	4.6 b	1.3 c	7.2 b	++	4.8 b	1.9 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.1_10 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
La Tuque CA	4.2	9.5	13.4	12.7	6.6	9.3	2.8	3.5	7.8	9.1
Shawinigan CA	1.6	**	8.3	9.6	4.1	3.2	3.5	3.4	4.7	4.8
Zone 1-Downtown	**	**	**	**	3.5	3.2	3.1	**	4.6	4.4
Zone 2-Northeastern Sector	**	**	9.0	**	6.4	4.5	4.8	4.3	6.3	5.5
Zone 3-Shawinigan-Sud	**	**	8.8	**	1.1	1.3	2.5	0.4	3.6	2.9
Zone 4-Grand-Mère/Saint-Georges	2.9	**	4.3	**	2.9	2.3	**	**	2.9	5.5

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2_10 Private Apartment Average Rents ($) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
La Tuque CA	316	305	338	336	389	391	447	453	385	385
Shawinigan CA	290	297	357	353	395	396	423	432	395	395
Zone 1-Downtown	298	312	346	350	382	380	385	402	375	378
Zone 2-Northeastern Sector	**	**	370	358	371	375	432	431	388	386
Zone 3-Shawinigan-Sud	276	276	349	356	439	444	426	460	414	428
Zone 4-Grand-Mère/Saint-Georges	**	**	356	346	402	401	456	443	406	397

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3_10 Number of Private Apartment Units Vacant and Universe in April 2009 by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
La Tuque CA	2 c	21	27 a	209	34 c	365	5 a	145	67 a	741
Shawinigan CA	**	84	87 c	909	76 c	2,382	45 c	1,301	222 b	4,675
Zone 1-Downtown	**	35	**	181	12 c	366	**	304	39 c	886
Zone 2-Northeastern Sector	**	14	**	337	48 c	1,052	22 d	513	105 c	1,915
Zone 3-Shawinigan-Sud	**	16	**	191	6 c	484	1 b	252	28 c	943
Zone 4-Grand-Mère/Saint-Georges	**	**	**	200	11 c	480	**	232	51 c	932

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4_10 Private Apartment Availability Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
La Tuque CA	8.3 a	14.3 d	20.4 a	19.4 a	13.4 a	16.2 a	6.3 a	8.4 a	13.9 a	15.5 a
Shawinigan CA	3.7 d	**	12.9 c	10.9 c	10.4 c	4.6 b	8.1 b	4.8 b	10.1 c	6.1 b
Zone 1-Downtown	**	**	**	**	11.2 c	3.6 b	6.3 c	3.4 d	10.0 c	4.9
Zone 2-Northeastern Sector	**	**	14.5 c	11.3 c	11.9 c	5.6 b	9.3 c	5.6 d	11.6 c	6.6 b
Zone 3-Shawinigan-Sud	**	**	12.6 c	**	5.3 c	1.3	8.5 c	1.2	7.8 c	3.1 d
Zone 4-Grand-Mère/Saint-Georges	2.9 a	**	**	**	11.8 c	6.6	**	**	9.9 c	9.4

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5_10 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
La Tuque CA	2.3	-1.5	2.6	0.4	2.0	1.4	1.7	1.2	3.0	0.8
Shawinigan CA	**	**	5.9	**	4.8	**	6.2	2.5	6.0	1.3
Zone 1-Downtown	**	**	**	3.0	**	++	**	++	**	++
Zone 2-Northeastern Sector	**	**	5.9	++	5.8	4.0	**	**	6.5	2.4
Zone 3-Shawinigan-Sud	**	**	**	**	4.0	++	++	4.1	2.7	**
Zone 4-Grand-Mère/Saint-Georges	**	**	**	++	2.7	++	3.8	++	5.1	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in 2008 vs. $550 in 2009 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2008 and 2009 Spring Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

Change to the Rental Market Survey in Quebec

In October 2008, a change was made to the Rental Market Survey in Quebec. Rental apartment structures serving senior clients exclusively were withdrawn from the survey. Having their own particular demographic, structural and cyclical characteristics, these residences form a distinct rental market. For example, given that most residences provide services, they have significantly (notably) higher rents than structures on the so-called traditional market.

Until the end of April 2008, these residences were included in the vacancy and availability rate statistics but excluded from the average rent calculations. This change has been permanently applied since October 2008.

To see the impact of this change on the April 2008 statistics, click on this link.

http://www.cmhc.ca/en/hoficlincl/homain/stda/suretaanme/suretaanme_021.cfm

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the April 2008 and April 2009 Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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64515_2009_B01